



50866 – 8.100 sqm Land for Sale in Sidemen, Karangasem – Ideal for Villa or Resort Development

Description

A rare opportunity to acquire tourism-zoned land in one of Bali's most scenic and authentic regions. Located in Talibeng, Sidemen, right next to an established luxury villa, this property offers breathtaking natural surroundings and strong long-term development potential. Set within lush hills and valleys, the land enjoys panoramic views of Mount Agung, rice terraces, and nearby waterfalls—making it highly suitable for exclusive villas, boutique resorts, wellness retreats, or eco-lodges. With wide road access, complete utilities, and clear Freehold (SHM) titles, this land is development-ready in an increasingly sought-after destination away from Bali's crowded south.

? Location: Talibeng, Sidemen – Karangasem, Bali

? Land Details

- Total Land Size: 81 are (8,100 m² – global)
- Ownership: Freehold (SHM) – 3 certificates
- Access Road: ± 6 meters wide
- Utilities Available:
 - PLN electricity
 - ICONNET internet
 - Water supply

? Views & Environment

- Hills and valleys
- Mount Agung panorama
- Natural Sidemen landscape
- ± 50 meters to a waterfall

? Distance Highlights

- Ngurah Rai International Airport: ± 50 km (± 1.5 hours)
- Tebola Village: ± 3 km (± 20 minutes)
- Ubud: ± 25 km (± 45 minutes)
- Gembleng Waterfall: ± 2 km (± 15 minutes)
- Indomaret: ± 1 km (± 5 minutes)

? Price Options

- 20 are: IDR 7 Billion
- 27 are: IDR 6 Billion
- 61 are: IDR 21.35 Billion
- 81 are (Global): IDR 28.35 Billion

? Additional Info

- All titles registered with **Notary & BPN**
- Suitable for **long-term investment** or **exclusive hospitality development**

? Key Investment Highlights

- ? Tourism zoning – ready for legal resort/villa development
- ? Stunning natural views with waterfall proximity
- ? Wide access road & complete infrastructure
- ? One of Bali's fastest-growing eco-tourism destinations
- ? Ideal for resort, retreat, or high-end villa projects